

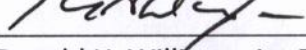


To the Honorable Council
City of Norfolk, Virginia

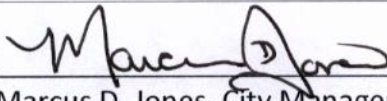
September 15, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Special exception for the operation of an eating and drinking establishment at 4513-4515 Colley Avenue – LeGrand Kitchen**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/7

Approved: 
Marcus D. Jones, City Manager

Item Number: **R-5**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **6 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special exception – eating and drinking establishment
- IV. **Applicant:** Stephen Marsh
- V. **Description:**
 - Granting this request will allow LeGrand Kitchen, an existing restaurant, to increase seating and total capacity through physical expansion into an adjacent suite.
 - The previously granted special exception permits an eating and drinking establishment with alcoholic beverages.
 - LeGrand Kitchen will retain the same hours of operation and hours for the sale of alcoholic beverages.

	Prior	Proposed
Hours of Operation and for the Sale of Alcoholic Beverages	10:00 a.m. until 10:00 p.m., Seven days a week	Same
Capacity	13 seats indoors 0 seats outdoors 15 total capacity	28 seats indoors 0 seats outdoors 33 total capacity

Staff point of contact: Chris Blough at 664-6771, christopher.blough@norfolk.gov

Attachments:

- Staff Report to CPC dated August 27, 2015 with attachments
- Proponents and Opponents
- Ordinance



City of NORFOLK

Planning Commission Public Hearing: August 27, 2015

Executive Secretary George M. Homewood, AICP, CFM

Planner: Chris Blough *CB*

Staff Report	Item No. 10	
Address	4515 Colley Avenue	
Applicant	LeGrand Kitchen	
Request	Special Exception	Eating and Drinking Establishment
Property Owner	Harriet Tenney	
Site Characteristics	Site Area/Building	5,000/1,358 sq. ft.
	Zoning	C-2 (Corridor Commercial)
	Neighborhoods	Highland Park
	Character District	Traditional
Surrounding Area	North	C-2: Old Dominion University Building
	East	C-2: Single-Family Home
	South	C-2: Norfolk Speech and Language Services
	West	R-8 (Single-Family): Duplex



A. Summary of Request

- Granting this request will allow LeGrand Kitchen, an existing restaurant, to increase seating and total capacity through physical expansion into an adjacent suite.
- The previously granted special exception permits an eating and drinking establishment with alcoholic beverages.
- LeGrand Kitchen will retain the same hours of operation and hours for the sale of alcoholic beverages.

B. Plan Consistency

- The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as commercial.
- The *Central Hampton Boulevard Area Plan* identifies this site as a location for office, research, retail, or multi-unit residential.
 - The plan calls for street edges to be defined with buildings pulled to the street, human-scaled elements such as fences or outdoor seating along the rear of the sidewalk, and street trees or landscaping between the street edge and the sidewalk.
- In order to be fully consistent with *plaNorfolk2030*, the special exception should be conditioned to require the installation and maintenance of a fence, wall, or hedge along the rear edge of the sidewalks fronting Colley Avenue and 46th Street.

C. Zoning Analysis

i. General

- The use is permitted in the C-2 district by special exception.

	Prior	Proposed
Hours of Operation and for the Sale of Alcoholic Beverages	10:00 a.m. until 10:00 p.m., Seven days a week	Same
Capacity	13 seats indoors 0 seats outdoors 15 total capacity	28 seats indoors 0 seats outdoors 33 total capacity

- Special exception history:

City Council Approval	Applicant	Changes
May 2014	LeGrand Kitchen	Original Application (Eating and Drinking Establishment)
Pending	LeGrand Kitchen	<ul style="list-style-type: none">• Increase in capacity• Revised floor plans

ii. Parking

- The site is located in the Traditional Character District, which requires one parking space per 175 square feet of enclosed building area for eating and drinking establishments.
 - The 1,358 square-foot building must provide 8 parking spaces.
- The *Zoning Ordinance* promotes the reuse of existing buildings throughout the City by acknowledging all buildings constructed prior to 1992 as being vested from the basic parking minimum parking requirement of 1 space per 250 square feet. Therefore, this facility is vested for 5 parking spaces.
- The site includes a parking area that meets the required number of spaces.

iii. Flood Zone

- The property is located in the AE Flood Zone, which is a high risk flood zone.
- The portion of the property in the AE Flood Zone has a required Base Flood Elevation (BFE); any development of the property will have to be elevated, or flood-proofed, to the BFE plus three feet of freeboard.

D. Transportation Impacts

Institute of Transportation Engineers figures estimate that this restaurant use will generate 63 additional vehicle trips per day by increasing total indoor seating at this location by 13 seats above currently approved levels.

E. Impact on the Environment

- Hairbenders Inc., the property owner for this site, owns the adjacent property at 811 46th Street.
 - Site improvements shall include a landscaping buffer along the property line abutting 813 46th street as required by section 6-0.3 of *The Zoning Ordinance*.
- There were 3 calls for service for this site over the past year, with no arrests made.

F. Impact on Surrounding Area/Site

By requiring this use to conform to the conditions listed below, the proposed eating and drinking establishment should not have a negative effect on the surrounding neighborhood.

G. Payment of Taxes

The owner of the property is current on all real estate taxes.

H. Civic League

Notice was sent to the Highland Park Civic League on July 15.

I. Communication Outreach/Notification

- Legal notice was posted on the property on July 14.
- Letters were mailed to all property owners within 300 feet of the property on August 12.
- Legal notification was placed in *The Virginian-Pilot* on August 13 and August 20.

J. Recommendation

Staff recommends that the special exception request be **approved** subject to the conditions shown below:

- (a) The hours of operation for the establishment and for the sale of alcoholic beverages shall be from 10:00 a.m. until 10:00 p.m., seven days a week. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The seating for the establishment shall not exceed 28 seats indoors, no seats outdoors, and the total occupant capacity, including employees, shall not exceed 33 people.
- (c) A landscape plan shall be submitted to the Department of Recreation Parks and Open Space and the Department of City Planning for review and approval, showing:
 - Installation of a fence, wall, or hedge along the rear edge of the sidewalks fronting Colley Avenue and 46th Street.
 - Installation of a landscaping buffer along the property line abutting 813 46th street as required by section 6-.03 of The Zoning Ordinance.The landscaping shall be installed and maintained in accordance with the approved plan.
- (d) Landscaping shall be installed and maintained in accordance with the landscape plan attached hereto and marked "Exhibit A."
- (e) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (f) The establishment shall maintain a current, active business license at all times while in operation.

- (g) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (h) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (i) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (j) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (k) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (l) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (m) There shall be no entertainment, no dancing, and no dance floor provided.

- (n) Neither the establishment nor any portion of it shall be leased, let, or used to stage any private party and no outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (o) A copy of this special exception ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.
- (p) No certificate of occupancy shall be issued for the new suite until condition "c" has been satisfied.

Attachments:

Location Map
Zoning Map
1000' radii map of similar ABC establishments
Application
Notice to the Highland Park Civic League
Landscaping Plan


Proponents and Opponents


Proponents

None

Opponents

None

Form and Correctness Approved: 

By 
Office of the City Attorney

Contents Approved: CW

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION AUTHORIZING THE OPERATION OF AN EATING AND DRINKING ESTABLISHMENT NAMED "LEGRAND KITCHEN" ON PROPERTIES LOCATED AT 4513 AND 4515 COLLEY AVENUE.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to LeGrand Restaurant Company, LLC authorizing the operation of an eating and drinking establishment named "LeGrand Kitchen" on properties located at 4513 and 4515 Colley Avenue. The properties which are the subject of this Special Exception are more fully described as follows:

Property fronting 50 feet, more or less, along the western line of Colley Avenue, and 100 feet, more or less, along the southern line of 46th Street; premises numbered 4513 and 4515 Colley Avenue.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the establishment and for the sale of alcoholic beverages shall be limited to 10:00 a.m. until 10:00 p.m., seven days per week. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The seating for the establishment shall not exceed 28 seats indoors, no seats outdoors, and the total occupant capacity, including employees, shall not exceed 33 people.
- (c) Landscaping shall be installed and maintained in accordance with the landscape plan attached hereto and marked "Exhibit A." The plan shall include

- (i) Installation of a fence, wall, or hedge along the northern and eastern property lines where they abuts the sidewalks running along Colley Avenue and 46th Street.
- (ii) Installation of a landscaping buffer along the western property line, in accordance with the provisions of § 6-0.3 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended).
- (d) All landscaping installed on the premises shall be maintained in a healthy growing condition at all times and shall be replaced when necessary.
- (e) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (f) The establishment shall maintain a current, active business license at all times while in operation.
- (g) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (h) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (i) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.

- (j) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (k) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (l) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (m) There shall be no entertainment, no dancing, and no dance floor provided.
- (n) Neither the establishment nor any portion of it shall be leased, let, or used to stage any private party and no outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (o) A copy of this special exception ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be

posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

- (p) No certificate of occupancy shall be issued for the new suite until condition "c" has been satisfied.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;

- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That the Special Exception granted hereby amends the previously granted special exception permitting an eating and drinking establishment on this property, adopted on June 10, 2014 (Ordinance NO. 45,572). All provisions and conditions previously approved are entirely superseded by the terms of this Special Exception.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (3 pages)

Exhibit B (1 page)



EXHIBIT "A"
Description of Operations
Eating and Drinking Establishment

Date 07/08/15

Trade name of business LeGrand Kitchen

Address of business 4515 Colley Ave.

Name(s) of business owner(s)* Stephen Marsh

Name(s) of property owner(s)* Harriet Tenney

Daytime telephone number (757) 636-6084

*If business or property owner is partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

<u>Facility</u>		<u>Alcoholic Beverage Sales</u>
Weekday	From <u>10:00 AM</u> To <u>10:00 PM</u>	Weekday From <u>10:00 AM</u> To <u>10:00 PM</u>
Friday	From <u>10:00 AM</u> To <u>10:00 PM</u>	Friday From <u>10:00 AM</u> To <u>10:00 PM</u>
Saturday	From <u>10:00 AM</u> To <u>10:00 PM</u>	Saturday From <u>10:00 AM</u> To <u>10:00 PM</u>
Sunday	From <u>10:00 AM</u> To <u>10:00 PM</u>	Sunday From <u>10:00 AM</u> To <u>10:00 PM</u>

2. Type of ABC license applied for (check all applicable boxes)

☒ On-Premises ☐ Off-Premises (additional application required)

3. Type of alcoholic beverage applied for

☒ Beer ☒ Wine ☐ Mixed Beverage

4. Will indoor or outdoor entertainment be provided?

(Entertainment consists of anything more than one, unamplified musician)

☐ Yes (Different application required) ☒ No

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

Exhibit A – Page 2

Eating and Drinking Establishment

5. Will video games, pool tables, game boards or other types of games be provided?
☐ Yes (If more than 4, additional application required) ☒ No

5a. If yes, please describe type and number of each game to be provided

6. Will patrons ever be charged to enter the establishment?
☐ Yes ☒ No

6a. If yes, why

6b. Which days of the week will there be a cover charge (circle all applicable days)?

☐ Monday ☐ Tuesday ☐ Wednesday ☐ Thursday ☐ Friday

☐ Saturday ☐ Sunday

7. Will the facility or a portion of the facility be available for private parties?
☐ Yes ☒ No

7a. If yes, explain

8. Will a third party (promoter) be permitted to lease, let or use the establishment?
☐ Yes ☒ No

8a. If yes, explain

9. Will there ever be a minimum age limit?
☐ Yes ☒ No

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

Exhibit A – Page 3
Eating and Drinking Establishment

10. Additional comments/ description/operational characteristics or prior experience:

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility

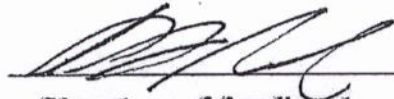
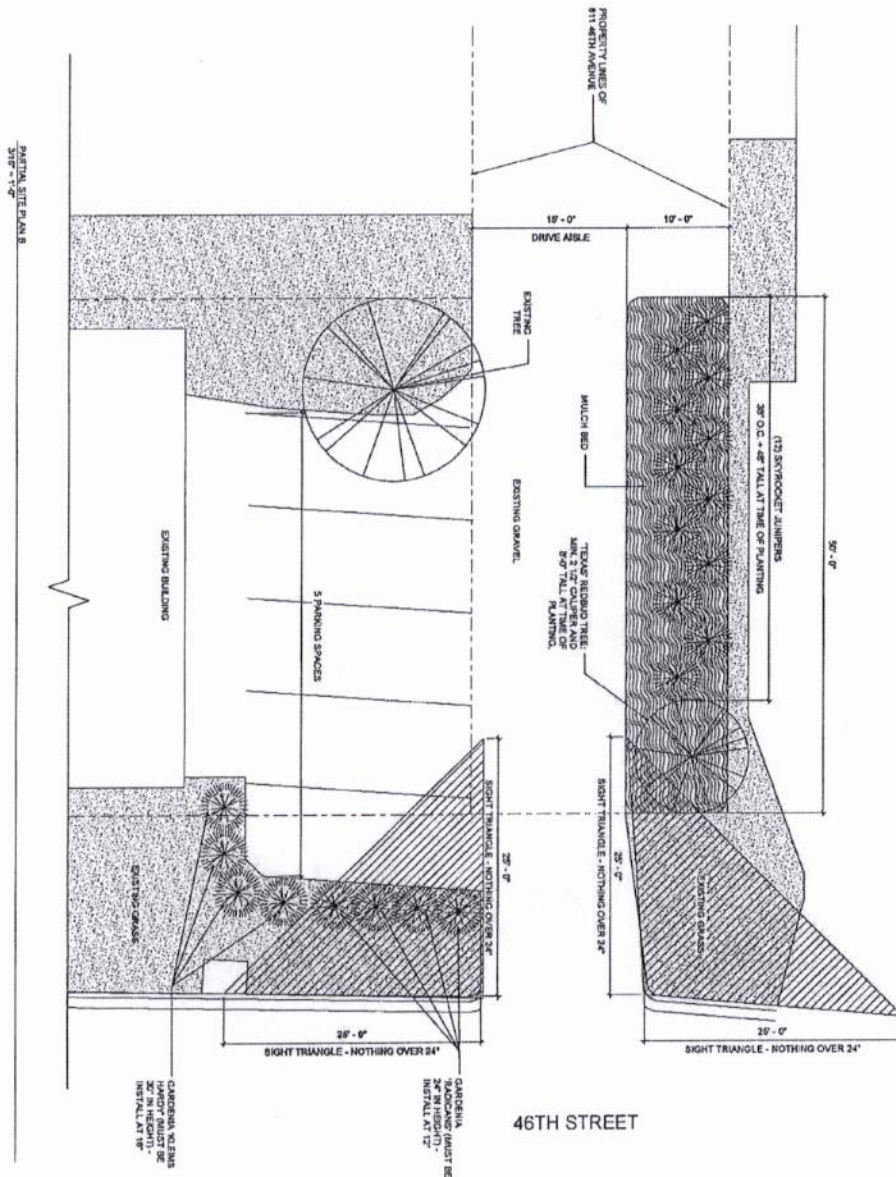

Signature of Applicant

Exhibit B



46TH STREET

LeGRAND KITCHEN EXPANSION

4515 Colley Ave.
Norfolk, VA 23508

PARTAIL SITE PLAN B

DATE: _____

08.24.15

PROJECT NO.:

2015-103

DRAWN BY:

Author



三

15

1

2

1

AS-101

of 1

A diagram of a hexagonal unit cell, which is a regular hexagon. Inside the hexagon, there are three vertical lines representing dislocations. These lines are parallel to each other and extend from the top to the bottom of the hexagon. The lines are positioned such that they divide the hexagon into four vertical sections of varying widths.

For the people projects llc
project management | owner representation
3004 Grayby St. | Seattle, WA 98102
753.827.5611
jmg@forthepeoplellc.com

REVIEWS:

REVISIONS

DESIGNER OF RECORD:



for the people projects, ll
project management, | owner representation
8006 Granby St. | Norfolk, VA 23500
757.622.2291
jmg@forthepeopleprojects.com
REVISIONS:

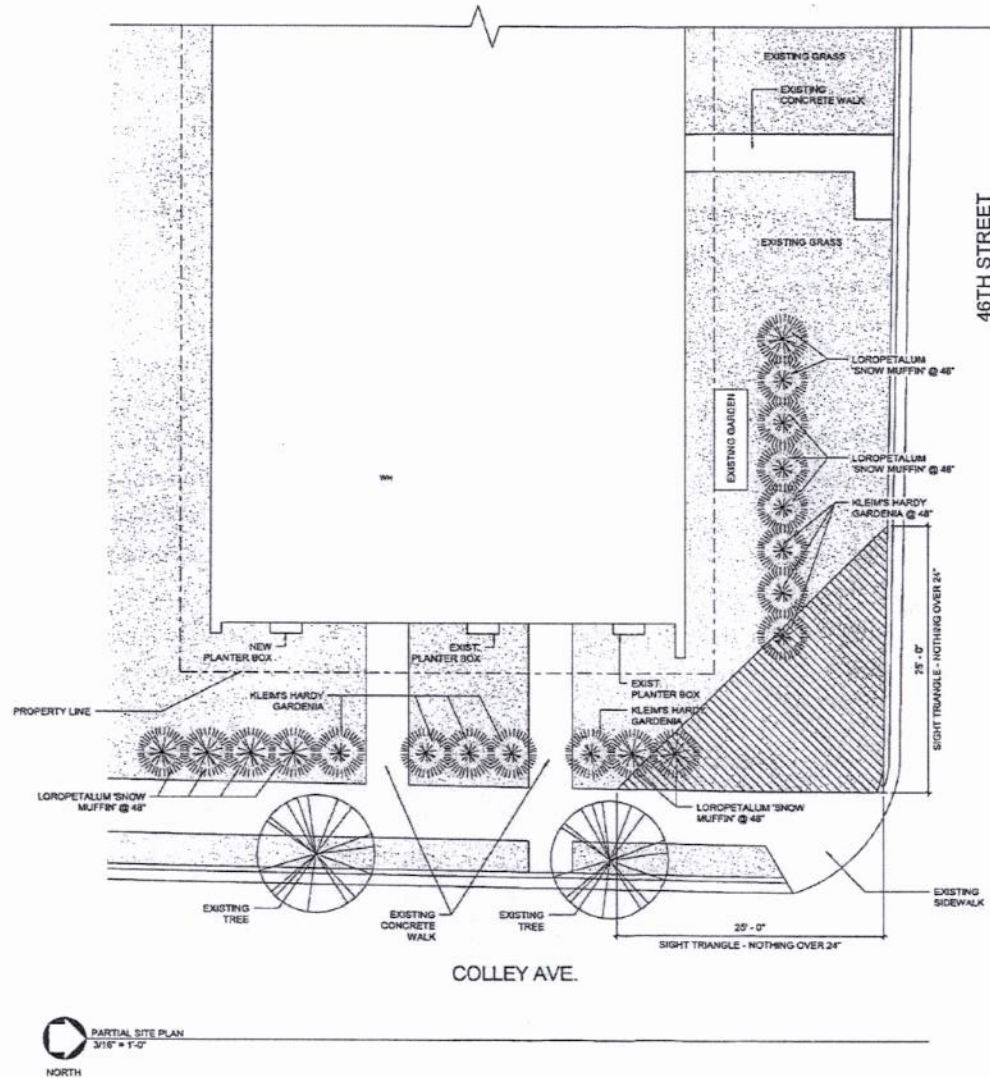
DESIGNER OF RECORD:

LeGRAND KITCHEN EXPANSION
4515 Colley Ave.
Norfolk, VA 23508
PARTIAL SITE PLAN FOR SPECIAL EXCEPTIONS

DATE:
07.09.2015
PROJECT NO:
2015-100
DRAWN BY:
JCA

AS-100

1 of 1



Location Map



Zoning Map

47TH STREET

R-8 C-2

46TH STREET

R-8 C-2

LEGRAND KITCHEN

R-8 C-2

I-2 C-2

45TH STREET

I-2 C-2

44TH STREET

COLLEY AVENUE

46TH STREET

C-2

C-2

0 30 60 120 Feet

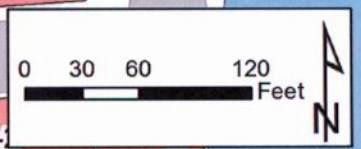
N



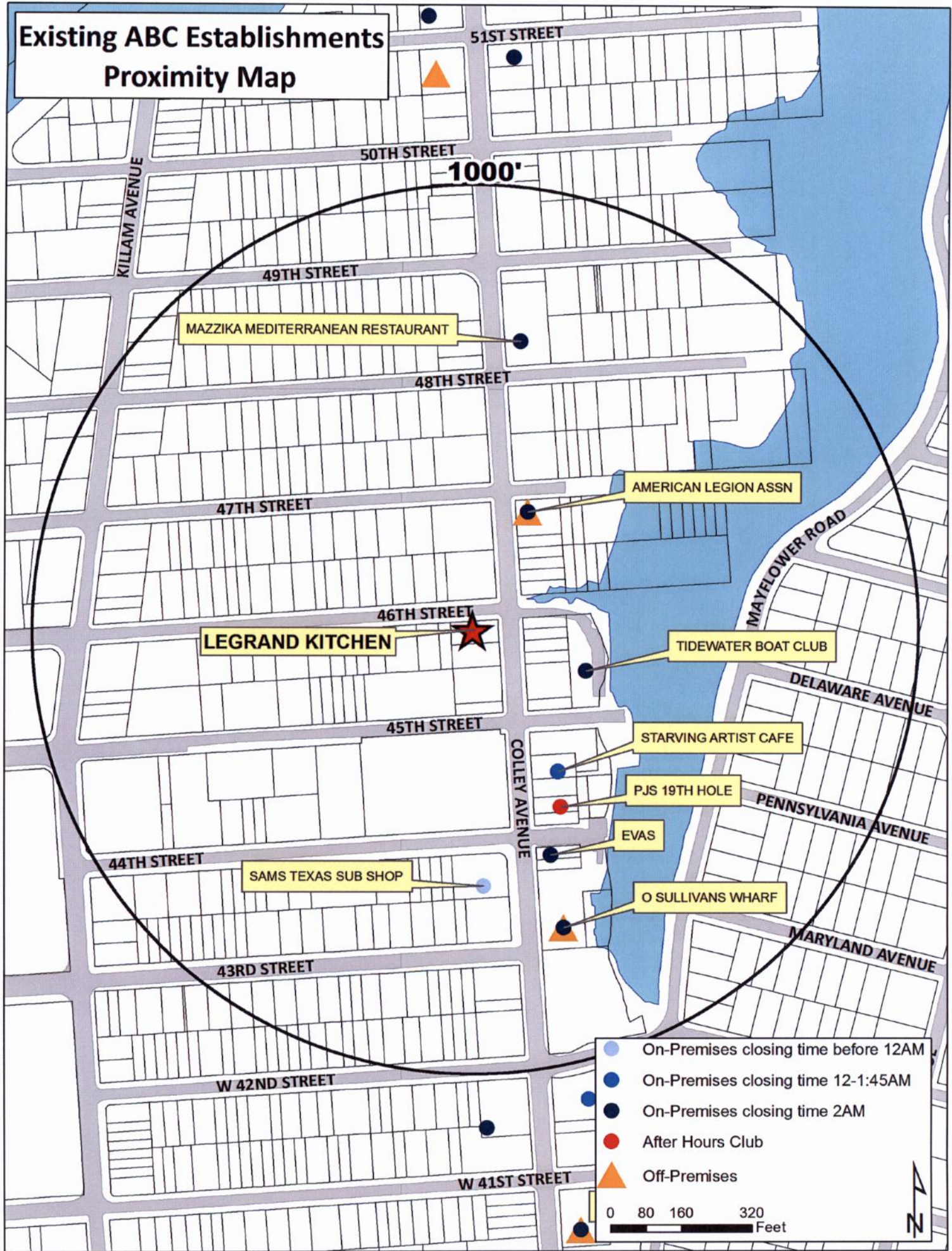
46TH STREET

44TH STREET

46TH STREET



Existing ABC Establishments Proximity Map





**APPLICATION
ADULT USE SPECIAL EXCEPTION
EATING AND DRINKING ESTABLISHMENT
(Please print)**

Date

DESCRIPTION OF PROPERTY

Address

Existing Use of Property

Proposed Use

Current Building Square Footage

Proposed Building Square Footage

Trade Name of Business (if applicable)

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) (First) (MI)

Mailing address of applicant (Street/P.O. Box):

(City) (State) (Zip Code)

Daytime telephone number of applicant (757) Fax ()

E-mail address of applicant:

**Application
Eating and Drinking Establishment
Page 2**

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) (First) (MI)

Mailing address of applicant (Street/P.O. Box):

(City) (State) (Zip Code)

Daytime telephone number of applicant (757) Fax ()

E-mail address of applicant:

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) (First) (MI)

Mailing address of property owner (Street/P.O. box):

(City) (State) (Zip Code)

Daytime telephone number of owner (757) email:

CIVIC LEAGUE INFORMATION

Civic League contact:

Date(s) contacted:

Ward/Super Ward information:

Application
Eating and Drinking Establishment
Page 3


CERTIFICATION

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: HARRIET A. TENNEY Sign:  / 1 / 1
(Property Owner or Authorized Agent of Signature) (Date)

Print name: Stephen Marsh Sign:  7, 9 , 2015
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: JENNIFER STEIN Sign:  7, 9 , 2015
(Authorized Agent Signature) (Date)

**Exhibit A – Floor Plan(s) Worksheet
Eating and Drinking Establishment**

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Outdoor seating
 - Total maximum capacity (including employees)

Total capacity

a. Indoor

Number of seats (not including bar seats)

28

Number of bar seats

-

Standing room

-

b. Outdoor

Number of seats

-

c. Number of employees

5

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 33

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)



for the people projects, LLC
project management | owner representation
1854 Granby St., Norfolk, VA 23503
757.827.3911
jmg@thepopularprojects.com

REVISIONS:

DESIGNER OF RECORD:

LeGRAND KITCHEN EXPANSION

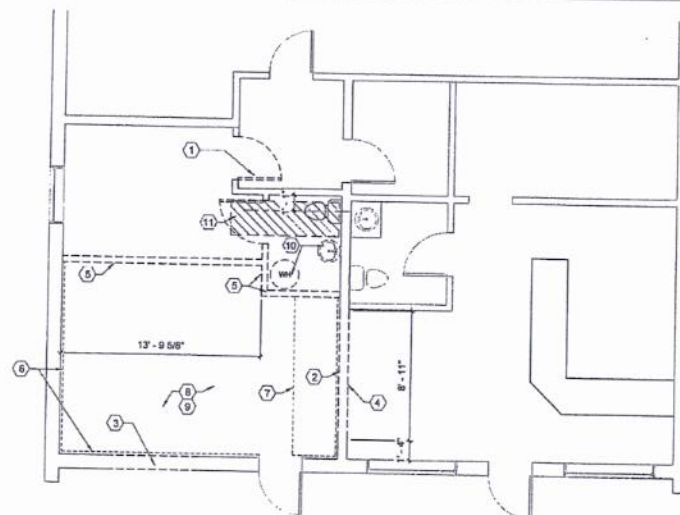
4515 Colley Ave.
Norfolk, VA 23508

FLOOR PLANS

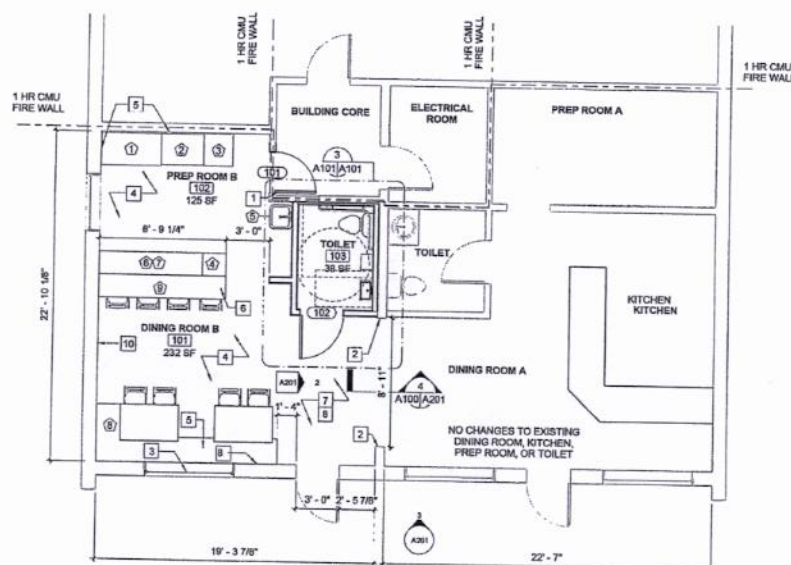
DATE:
06.20.15
PROJECT NO:
2015-103
DRAWN BY:
JCS

A101

03 of 4



1 DEMOLITION PLAN
A101 1/4" = 1'-0"



2 NEW WORK FLOOR PLAN
A101 1/4" = 1'-0"

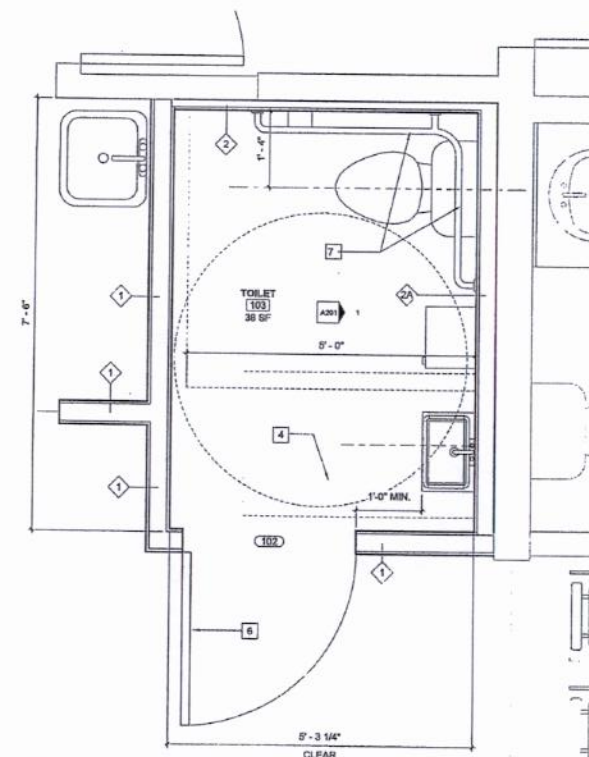
DEMOLITION WORK NOTES:

1. REMOVE DOOR AND FRAME. PREPARE OPENING TO RECEIVE NEW HM DOOR AND FRAME AS SCHEDULED.
2. SAW CUT AND REMOVE 8" - 11" X 8" - 0" SECTION OF CMU WALL. SEE STRUCTURAL DETAILS FOR STEEL ANGLE REINFORCEMENT, AND BEARING DETAILS AT LINTEL.
3. REMOVE SINGLE PANE FLOAT GLASS WINDOW & FRAME. REMOVE ANY DAMAGED/ROTTER WOOD AS REQUIRED.
4. PROVIDE TEMPORARY PARTITION TO ALLOW FOR TENANT TO CONTINUE DAILY OPERATIONS. COORDINATE WITH OWNER REPRESENTATIVE FOR ANY DISTURBANCE OF UTILITIES AND/OR BUILDING SYSTEMS.
5. REMOVE WOOD STUD AND PANELING WALL.
6. REMOVE PANELING FROM ALL WALLS. WOOD FLOORING TO REMAIN.
7. REMOVE PLASTER, LATH, FRAMING, AND DRYWALL SOFFIT. MECHANICAL DUCT TO REMAIN INTACT. PROVIDE STRAPPING AND/OR TEMPORARY SUPPORT FOR DUCTWORK AS NEEDED.
8. REMOVE ALL LIGHT FIXTURES, FANS, PLASTIC CONDUIT, AND BRACKETS. METAL CONDUITS TO REMAIN, PROVIDE WIRE NUTS AND CABLE ARRESTMENT DEVICES FOR ANY LOOSE / EXPOSED WIRES SO TO CREATE SAFE WORKING CONDITIONS.
9. ABATE ALL LEAD AND ASBESTOS CONTAINING MATERIALS IN MANOR AS REQUIRED BY THE VIRGINIA DEPARTMENT OF LABOR AND INDUSTRY (DOLI). COMPLY WITH ALL NOTIFICATIONS AS REQUIRED BY DOLI, AND DISPOSAL AS REQUIRED BY THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY. ABATEMENT PERMIT BY OTHERS.
10. REMOVE SINK AND WATER HEATER.
11. REMOVE CONCRETE AND SOIL AS NEEDED TO RELOCATE TOILET AND SINK DRAIN LINES IN ACCORDANCE WITH NEW WORK DRAWINGS.

NEW WORK UNDER GENERAL CONTRACTOR SCOPE OF WORK:

1. PROVIDE NEW 20 MINUTE FIRE RATED HOLLOW METAL DOOR AND FRAME.
2. PROVIDE FLOORING AND GWS FINISH AT NEW CMU WALL OPENING.
3. RECONSTRUCT WINDOW WITH INSULATED GLASS, MATCH EXISTING CONSTRUCTION.
4. SELF LEVELER TO BE APPLIED TO ALL NEW WORK AREA. PROVIDE A SMOOTH TRANSITION TO EXISTING FLOORS. INCLUDE CONCRETE SLAB PATCH TO BE DOWELED IN TO EXISTING SLAB AT TOILETS. SEE PLUMBING CONTRACTOR DEMO NOTES.
5. BENCH SEATING TO BE OWNER FURNISHED, OWNER INSTALLED.
6. BAR TO BE OWNER FURNISHED, OWNER INSTALLED.
7. PROVIDE ADA ACCESSIBLE GRAB BARS.
8. PROVIDE GWS OVER EXISTING FLOORING.
9. PROVIDE ACT GRID ABOVE PREP ROOM B. SEE FINISH SCHEDULE.
10. RECLAIMED WOOD ACCENT WALL. SEAL WITH CLEAR POLYURETHANE.

NOTE: FOR EQUIPMENT LIST, SEE SHEET A201

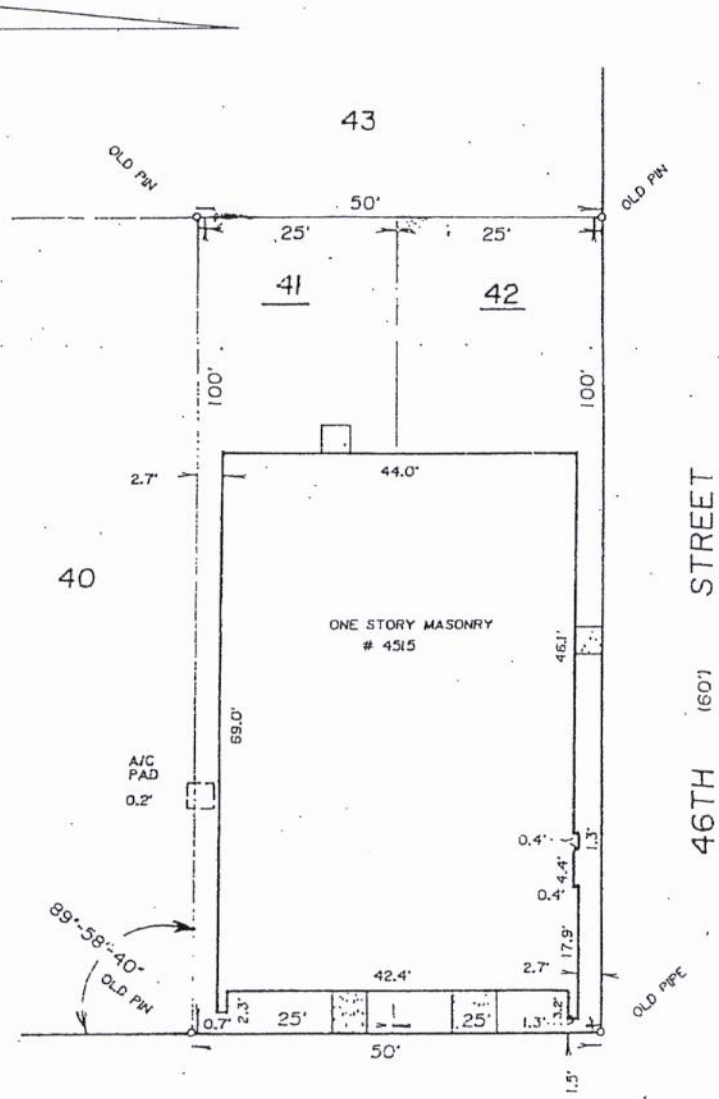


3 ENLARGED TOILET PLAN
A101 1" = 1'-0"

This is to certify that I, on OCTOBER 21, 1991, surveyed the property shown on this plat. And that the title lines and the walls of the buildings are as shown on this plat.

The buildings stand strictly within the title lines and there are no encroachments of other buildings on the property, except as shown.

Signed: Paul E. Garrett



COLLEY (80') AVENUE



NOTE:
PROPERTY APPEARS TO FALL INSIDE ZONE A4
AS SHOWN ON NATIONAL FLOOD INSURANCE
PROGRAM MAP FOR THE CITY OF NORFOLK
COMM. NO. 510104 0016D

PHYSICAL SURVEY
OF
LOTS 41 AND 42, BLOCK 273, LAMBERTS POINT INVESTMENT CO.
FOR

(M. S. S. P. 30 & 31)